

Key: 6398

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.550

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MESSIER ALICIA N PO BOX 621 MONUMENT BEACH, MA 02553				30.4-73-0				35 LINWOOD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MESSIER ALICIA N				01/28/2010	QS	243,000	24330-318				
MURPHY BRUCE G &				08/06/1998	F	1	11621-116				
MURPHT HENRY N &				08/27/1993	F	1	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17941	11/16/2017	3	ALT/RENO	7,990			100	100
16222	03/30/2016	15	INSULATE/WEA	8,000	11/03/2016		100	100
15159	03/26/2015	3	ALT/RENO	2,700			100	100
11598	10/03/2011	10	WOODSTOVE	1,000	11/03/2016		100	100

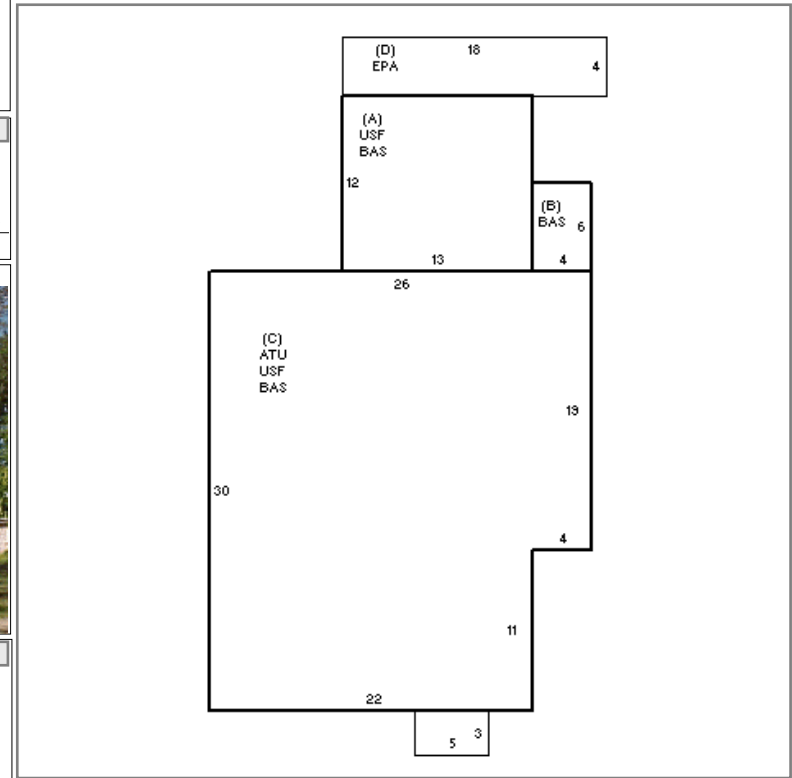
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	24,360	9	1.00	100	1.00	100	1.00	271,055	1.46	A	1.00	BAV	1.15				220,630

TOTAL	24,350 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	220,600	195,300			
Infl1	AVG		BUILDING	327,900	283,200			
N_Index	AVG		DETACHED	17,500	16,700			
			OTHER	0	0			
TOTAL				566,000	495,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90	20 X 20	400	48.72	17,500



BUILDING	CD	ADJ	DESC	MEASURE	5/16/2014	TL
MODEL	1		RESIDENTIAL	LIST	1/13/2023	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	1/13/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1836	SIZE ADJ	1.010
NET AREA	1,808	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.240

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	916	1836	248.36	227,495
+	USF	L	UPPER STORY FIN	892	1836	134.82	120,261
C	ATU	N	ATTIC UNF	736		52.31	38,499
D	EPA	N	ENCLOSED PORCH	72		126.98	9,143
E	OPA	N	OPEN PORCH	15		119.06	1,786
	CPC	O	CAPE CELLAR	1		4,729.10	4,729
	FIX	O	XTRA FIXTURES	3		2,667.20	8,002

TOTAL RCN	409,913	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$327,900	